



75 Toll House Grove
TRANENT | TRANENT | EH33 2QR


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Well presented three bedroom detached home set within a popular modern development in the popular East Lothian town of Tranent with in commuting distance of Edinburgh. The stylish accommodation will make an ideal family home and comprises of reception hall, downstairs wc, spacious lounge with dining area and patio doors, a fully fitted kitchen currently with gas hob, oven and fan, pantry, washing machine, dishwasher and access to the rear garden. Upstairs you will find a hallway leading to three good sized bedrooms two benefitting from built in wardrobes and the master bedroom with ensuite shower room with double waterfall shower and a heated towel rail. Completing the accommodation is the family bathroom also with double waterfall shower over the bath and a heated towel rail. The property benefits from gas central heating, is fully double glazed, has a partially floored attic and externally there are private gardens to the front and rear with a driveway for secure off-street parking and single garage. Early viewing is highly recommended to avoid missing out.

- Reception hall
- Three Bedrooms, one with ensuite
- Stylish Lounge with patio doors
- Fitted kitchen leading to landscaped garden
- Two Bathrooms
- Ample storage including attic
- Gas central heating and double glazing
- Private front and rear gardens, driveway and garage

The blinds in the kitchen and on the landing, as well as curtains (not pictured) around the house will be included in the sale. The washing machine and dishwasher are open to separate negotiation.

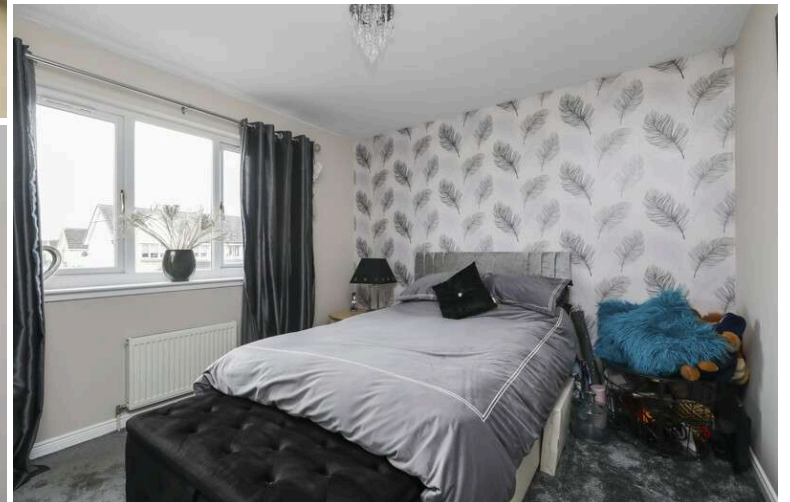
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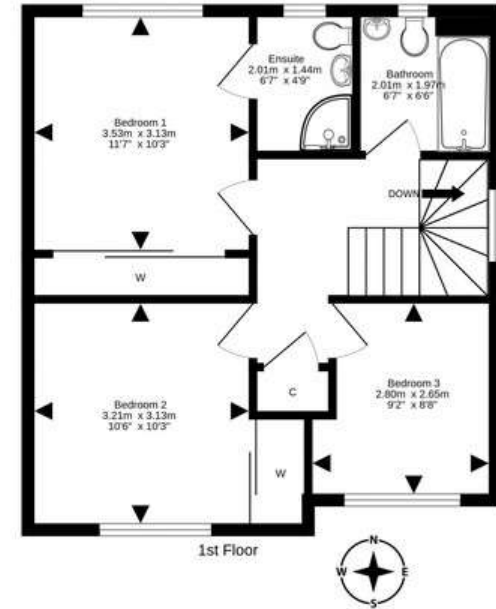
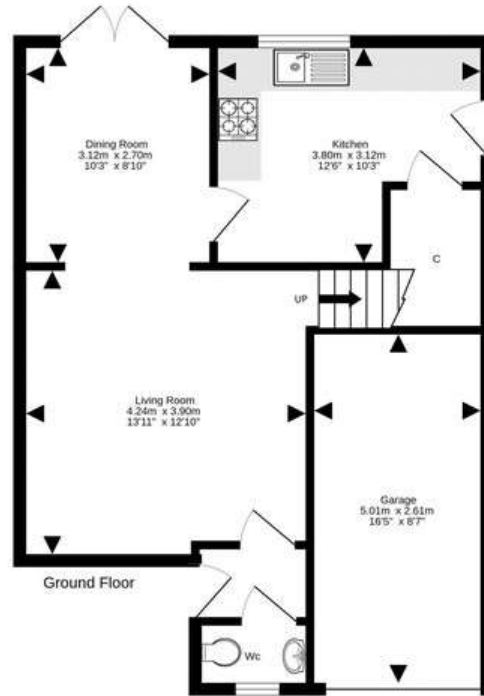
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The property is located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.